

153.0

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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

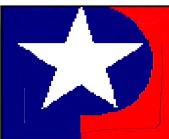
786,400 / 786,400

USE VALUE:

786,400 / 786,400

ASSESSED:

786,400 / 786,400


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
42		EUSTIS ST, ARLINGTON

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		5852.000	310,000			476,400	786,400		
Total Card		0.134	310,000			476,400	786,400		Entered Lot Size
Total Parcel		0.134	310,000			476,400	786,400		Total Land:
Source: Market Adj Cost				Total Value per SQ unit /Card:		404.74	/Parcel: 404.74		Land Unit Type:

OWNERSHIP

Unit #:

Owner 1: CHIN HONG & SUSAN C/ TRUSTEES	
Owner 2: CHIN NOMINEE REALTY TRUST	
Owner 3:	

Street 1: 42 EUSTIS ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02476		Type:

PREVIOUS OWNER

Owner 1: CHIN HONG & SUSAN C -

Owner 2: -

Street 1: 42 EUSTIS ST

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	
Postal: 02476		

NARRATIVE DESCRIPTION

This parcel contains .134 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1940, having primarily Vinyl Exterior and 1943 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5852		Sq. Ft.	Site		0	80.	1.02	9									476,446						476,400	

Total AC/HA: 0.13434

Total SF/SM: 5852

Parcel LUC: 101 One Family

Prime NB Desc Brackett

Total: 476,446

Spl Credit

Total: 476,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION

Type:	05 - Garrison	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average	WALK-UP UAT.
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating: Average	
A HBth:		Rating:	
OthrFix:		Rating:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	

Kits:	1	Rating: Average	
A Kits:		Rating:	
Fpl:	2	Rating: Average	
WSFlue:		Rating:	

Totals	RMS: 7	BRs: 3	Baths: 1	HB: 1
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REMODELING**RES BREAKDOWN**

Exterior:	No Unit	RMS	BRS	FL
Interior:	1	7	3	M
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals				
	1	7	3	

DEPRECIATION

Phys Cond:	AV - Average	31. %
Functional:		%
Economic:		%
Special:		%
Override:		%

Total:	31 %
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